

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		SUNSET RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	CARTER MARY GILES			
Owner 2:				
Owner 3:				
Street 1:	45 SUNSET RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	PEACH JOHN R/MAUREEN S -		
Owner 2:	-		
Street 1:	45 SUNSET RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 3,587 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.08235	Total SF/SM:	3587
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3587.000	231,100		369,300	600,400
Total Card	0.082	231,100		369,300	600,400
Total Parcel	0.082	231,100		369,300	600,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		526.67	/Parcel: 526.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	192,400	0	3,587.	369,300	561,700	561,700
2019	101	FV	174,100	0	3,587.	364,100	538,200	538,200
2018	101	FV	179,900	0	3,587.	279,600	459,500	459,500
2017	101	FV	179,900	0	3,587.	263,800	443,700	443,700
2016	101	FV	179,900	0	3,587.	242,700	422,600	422,600
2015	101	FV	169,700	0	3,587.	226,900	396,600	396,600
2014	101	FV	169,700	0	3,587.	208,900	378,600	378,600
2013	101	FV	169,700	0	3,587.	208,900	378,600	378,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
PEACH JOHN R/MA	75116-524	1	7/15/2020		750,000	No	No
FERGUSON JAMES	48563-433		11/28/2006		405,000	No	No
FERGUSON JAMES	37908-459		2/5/2003	Family	1	No	No
BOUTIETTE MARY	26316-307		5/15/1996		176,000	No	No

BUILDING PERMITS

[illegible]

Legal Description	
Entered Lot Size	
Total Land:	
Unit Type:	

0007.0

	Date
	12/18/2019
	1/3/2019
	12/20/2017
	1/3/2017
	1/4/2016
	12/11/2014
	12/16/2013
	12/13/2012

PAT ACCT.

[illegible]

ACTIVITY INFORMATION

Date	
9/9/2020	SQ Mailed
9/15/2018	MEAS&NOT
11/22/2008	Meas/Inspe
3/14/2007	MLS
1/11/2000	Mailer Sent
1/11/2000	Measured
12/1/1981	

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

PRINT	
Date	Time
12/10/20	21:26:35
LAST REV	
Date	Time
11/30/20	14:33:40
danam	
6716	

USER DEFINED	
Prior Id # 1:	51491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	51491
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

